

City of Reedsburg  
Zoning Board of Appeals Minutes  
May 21, 2019

Present: Adam Kaney, Walter Luepke, Jerry Zuhlke, Richard Braun, Pat Andera, and Richie Strutz  
Others: Brian Duvalle, Denise Baumgarten, Matt Scott, Charlie Backeberg, and Tonya Lourigan - DNR

Adam Kaney called the meeting to order at 12:00 PM.

**Moved by Braun and seconded by Luepke to approve the minutes from the October 16, 2018, meeting. Motion carried 5-0.**

**Consider zoning variance to replace an existing garage that is less than 5' from the side lot line per section 17.12 Schedule 1 & 17.15. Consider zoning variance to replace an existing garage that is less than 5' from the side lot line. The proposed garage would be built in the same location – 430 N Pine St; Parcel #02092 – Denise Baumgarten.**

Denise Baumgarten stated that the present garage is too narrow for her vehicle to fit in. She would like to put the new garage in same location instead of moving it closer to the house to conform with the ordinance and would be closer to underground utilities. Denise would like to increase the width of the new garage being built to 16' wide and being less than 5' from the side lot line.

There was no opposition from neighbors.

**Moved by Luepke, seconded by Braun to approve the replacement of the garage being less than 5' from the side lot line. Owner will also be required to install eaves for proper water runoff. Motion carried 5-0.**

**Consider floodplain zoning variance to make alterations to substantially damaged building located in the Baraboo River floodway under municipal ordinance sections 23.3 & 23.6(2) – 239 Granite Ave; Parcel #1666-1 – City of Reedsburg.**

Due to the flood of 2008 and 2018, the building at 239 Granite Avenue is at 50% threshold as a non-conforming building. Wet flood proofing would require vents to allow water to flow through the building. According to the DNR and FEMA, to come into compliance it must be dry flood proof. It would need to be raised between 4-4-1/2' to be in compliance.

Matt Scott commented the main reason for purchasing the building was for the bathrooms. It is also used for cold storage for city equipment. The Parks Department also uses the building for their Urban Deer Management. Future use for the building is to rent out canoes. During the flood, there was no damage to the bathrooms. They just needed to be sanitized. There was minimal damage to the outside of the building on the east side wall. The water was approximately up 4' up the walls. Matt Scott estimated to wet flood proof the building, it would cost approximately \$3,000-\$5,000.

Tonya Lourigan from the DNR spoke about the City of Reedsburg being in the National Flood Program and part of the Community Rating System. These programs give residents a reduction in premiums if they are in the flood zone. Therefore the building would need to be dry flood proof.

Another option that was discussed is to dry proof only the bathrooms and make rest of the building a shelter with no sides which would be compliant to the ordinance. Portable toilets could also be used. Discussion was held on additional storage options, such as a future storage building at Nishan Park.

**Moved by Zuhlke, seconded by Braun to deny the variance. Motioned carried to deny 4-1 (Kaney).**

**Moved by Luepke, seconded by Zuhlke to adjourn the meeting at 12:34 PM. Motion carried 5-0.**

Respectfully submitted,

Julie Strutz  
Deputy Clerk-Treasurer